

BOSTON REDEVELOPMENT AUTHORITY

SECOND AMENDMENT TO THE REPORT AND DECISION ON THE APPLICATION OF THE DUDLEY NEIGHBORS, INC., FOR THE AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS (MGL) CHAPTER 121A, AS AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960, AS AMENDED, TO BE UNDERTAKEN AND CARRIED OUT BY A CHARITABLE CORPORATION ORGANIZED PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 180, AND APPROVAL TO ACT AS AN URBAN REDEVELOPMENT CORPORATION UNDER SAID CHAPTER 121A.

A. Prior Proceedings. Reference is made to the following:

1. On November 10, 1988, the Boston Redevelopment authority (the "Authority") voted to adopt A Report and Decision ("the report and decision") on a project known as the Dudley Neighbors, Inc., Project (the "Project"). Such vote was approved by the Mayor of the City of Boston (the "Mayor") on March 20, 1989 and the vote as approved was filed with the Clerk of the City of Boston (the "Clerk") on March 24, 1989. The Project, as more particularly described in the Report and Decision, consists of the acquisition, by eminent domain, and leasing for development of approximately fifteen acres (15) of privately held vacant land to be combined with approximately fifteen (15) acres of publicly owned vacant land located within the Dudley Triangle (the "Triangle") for the purpose of constructing approximately 500 units of low and moderate income housing, and for commercial, community and open space development.

2. On October 10, 1989, a certain Regulatory Agreement was executed by and between the Dudley Neighbors, Inc., a Massachusetts charitable corporation organized pursuant to Massachusetts General Laws ("MGL"), Chapter 180 and authorized to act as an Urban Redevelopment Corporation under the MGL Chapter 121A, as amended, in the Report and Decision, and the Authority (the "Regulatory Agreement").

3. On January 29, 1990, a certain Memorandum of Understanding was executed by and between Dudley Neighbors, Inc., and the City of Boston's Public Facilities Department (the "MOU").

4. On April 30, 1990, a certain agreement under Chapter 121A, Section 6A, was executed by and between Dudley Neighbors, Inc., and the City of Boston (the "6A Contract").

5. On April 11, 1991, the Authority voted to adopt a First Amendment to the Report and Decision (the "First Amendment") on the Project. Such vote was approved by the Mayor on April 30, 1991 and the vote as approved was filed with the City Clerk on May 3, 1991. The First Amendment approved certain changes to the Project and approved an extension for an additional three (3) years of the delegation of the power of eminent domain to Dudley Neighbors, Inc. under MGL Chapter 121A, Section 11, first paragraph, in order to implement the Project, all as more particularly described therein.

Dudley Neighbors, Inc., shall hereinafter be referred to as both the "Applicant" and the "Corporation". The Report and Decision, as amended by the First Amendment, shall hereinafter be referred to as the Amended Report and Decision.

B. Application for Second Amendment. On August 14, 1992, the Applicant filed with the Authority a certain application, dated August 8, 1992, to amend for the second time the Amended Report and Decision of the Project. Approval was requested for minor zoning deviations for the proposed 38-unit Winthrop Estates project, part of Phase I. The Second Amendment Application is incorporated by reference as is fully set forth herein.

C. Authorize Action. In acting hereunder, the Authority has considered the Second Amendment Application itself, all documents and exhibits filed therewith or referred to therein, and all other information and material provided by the Applicant sufficient in the Authority's judgement to enable it to act hereunder.

D. Decision. The Authority hereby acts as follows:

1. Approval. The Second Amendment Application is hereby approved and the Amended Report and Decision is hereby further amended only to the extent as specifically hereinafter set forth. If there is an inconsistency or conflict between the terms of the Second Amendment Application and this document (the "Second Amendment"), those of this Second Amendment shall govern.

2. General Findings and Determinations. The Authority hereby finds and determines that: (a) the proposed zoning deviations in the Second Amendment Application do not constitute collectively a "fundamental change" in accordance with the Acts of 1960, Chapter 652, Section 13A, as amended; (b) except to the extent inconsistent with or contrary to the provisions of this Second Amendment, all of the findings, determinations, approvals and consents contained in the original Amended Report and Decision, are hereby ratified and conformed in all respects; (c) this Second Amendment conforms to and complies with the provisions of Chapter 121A, Chapter 652, and the Authority's "Rules and Regulations Governing 121A Projects in the City of Boston," as amended; and (d) any procedural or other requirements of applicable statutes and rules and regulations which may not have been complied with the Second Amendment Application or the Authority's proceedings in connection therewith are hereby waived.

3. Zoning Code Deviations. Exhibit "A" to the Second Amendment Application lists certain proposed deviations from the Boston Zoning Code, as amended, for the Winthrop Estates component of the overall Project. For the reasons set forth in the Second Amendment Application, the Authority finds that the zoning deviations attached hereto in Exhibit "A" and incorporated as a part hereof by reference, are both minor in nature and are necessary for the carrying out of the Project and are therefore granted without substantially derogating from the intent and purposes of the Boston Zoning Code, as amended, and all other applicable laws, codes, ordinances and regulations respectively.

4. Rules and Regulations. The Authority hereby imposes as rules and regulations on the Project as changed by this Second Amendment and requires the Corporation, prior to filing by either the Corporation or any of its ground lessees of an application for any Project related building permits with the Inspectional Services Department for the City of Boston, to: (a) enter into an Amendment to the Regulatory Agreement or an Amended and Restated Regulatory Agreement, the terms and conditions of which are acceptable to the Authority's Director; (b) submit to the Authority for its review and approval all plans and specifications for the Project, as changed or amended by the First Amendment and this Second Amendment, and accept such revisions and modifications as the Authority's Design Review staff may in its

discretion impose; and (c) the use of the Project for low to moderate income housing shall not be changed or altered in any respect without the approval of the Authority.

5. Amended Report and Decision. All provisions of the Amended Report and Decision that are not specifically amended or revised by, or inconsistent with, this Second Amendment shall remain in full force and effect.

E. Severability. In the event any provision of this Second Amendment shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provisions hereof, or of the Amended Report and Decision.

EXHIBIT "A"

Below are the sections of the Boston Zoning Code, as amended ("Zoning Code"), from which permission to deviate was sought by the Applicant as part of the Application for the Second Amendment. Approval of such deviations are indicated under the heading, "Deviation Granted":

1. Section 50-27 Provision of Affordable Housing

Building

Type Allowed:

Within a Row House Subdistrict in the Dudley Triangle Area, One-Family Detached Dwellings, Two-Family Detached Dwellings, and Row House Dwellings are allowed provided that the provisions of Subsection 50-27.2 are met:

- (a) such Proposed Project is used exclusively for Residential Uses and uses Accessory thereto;
- (b) not less than seventy percent (70%) of the Dwelling Units included in such Proposed Project are Affordable Housing; and
- (c) such Proposed Project is subject to or elects to comply with the design and development review requirements set forth in Section 50-38.1 or Section 50-38.2

Proposed:

The Winthrop Estates project proposes to develop 38-Units of One-Family Semi-Attached Dwellings. The proposed project otherwise complies with the provisions of Subsection 50-27.2 above.

Deviation Granted:

Deviation allows One-Family Semi-Detached Dwellings in Row House Districts within the Dudley Triangle Area.

2. Section 50-27.2 Dudley Triangle Area, Section 50-43.5 Special Provisions for Corner Lots, and Section 50-43.6 Side of Building Not Parallel to Side Lot Line

Required:

Average Side Yard width for corner lots	10.50 feet
Minimum Side Yard width for corner lots when building not parallel to side lot line	5.25 feet

Proposed:

Proposed Winthrop Estates project meets dimensional requirements with the exception of the side yard width of three proposed dwellings on three different corner lots; NE corner of Winthrop and Dennis Streets, NW corner of Moreland and Dennis Streets, and NW corner of Huckins and Dennis Streets. Requested that Average Side Yard width be reduced to 8 feet for the three above mentioned lots. The minimum Side Yard width for the above mentioned lots is in excess of the required 5.25 feet.

Deviation Granted:

Reduction of average side yard width for corner lots with buildings not parallel to the lot line to 8 feet.

WINTHROP ESTATES
PROJECT SUMMARY

Location: Dennis and Winthrop Streets, between Stafford and Dudley Streets in Roxbury.

Project Size: 38 units

Unit Type: Single-Family Semi-Attached Dwellings

Unit Description: 3-Bedrooms, 1 1/2 Baths, Livingroom, Diningroom, Kitchen
Unfinished basement

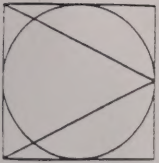
Unit Size: 1350 square feet living space, 600 square feet in basement

Unit Construction Cost: \$133,000.

Unit Sales Price: \$65,000 - 85,000

Groundbreaking: Fall 1992

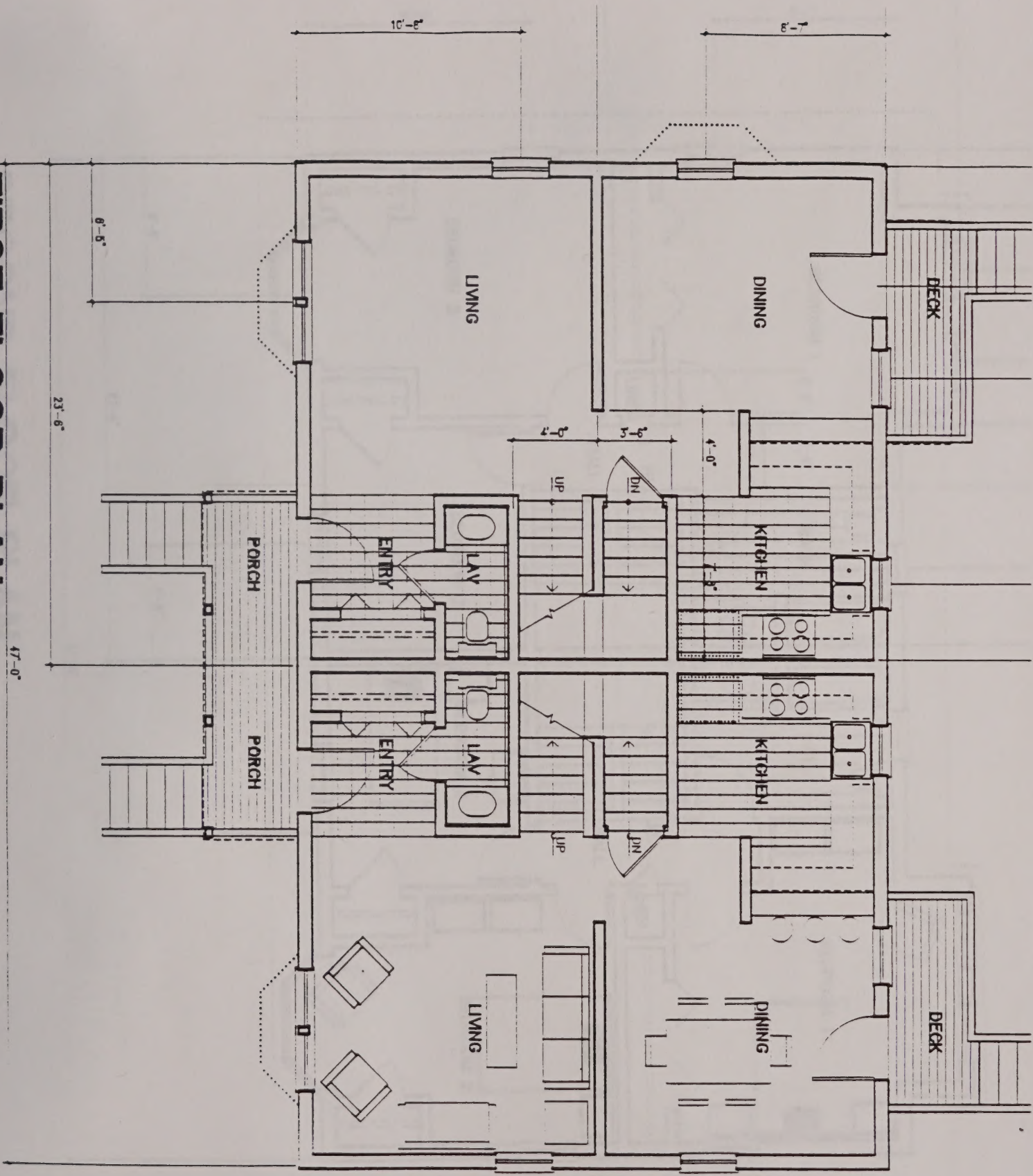
PRIMARY
GROUP



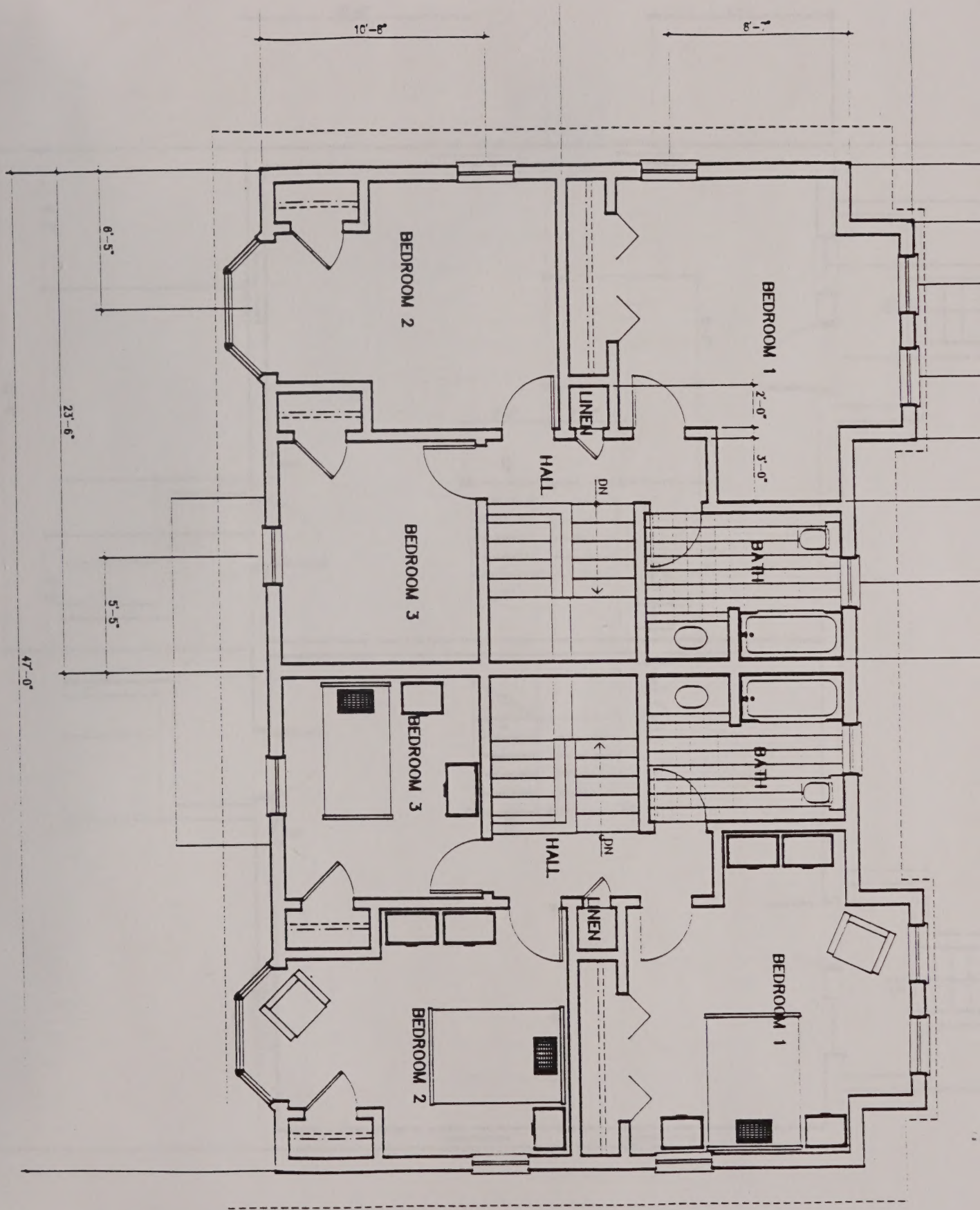
Winthrop Estates



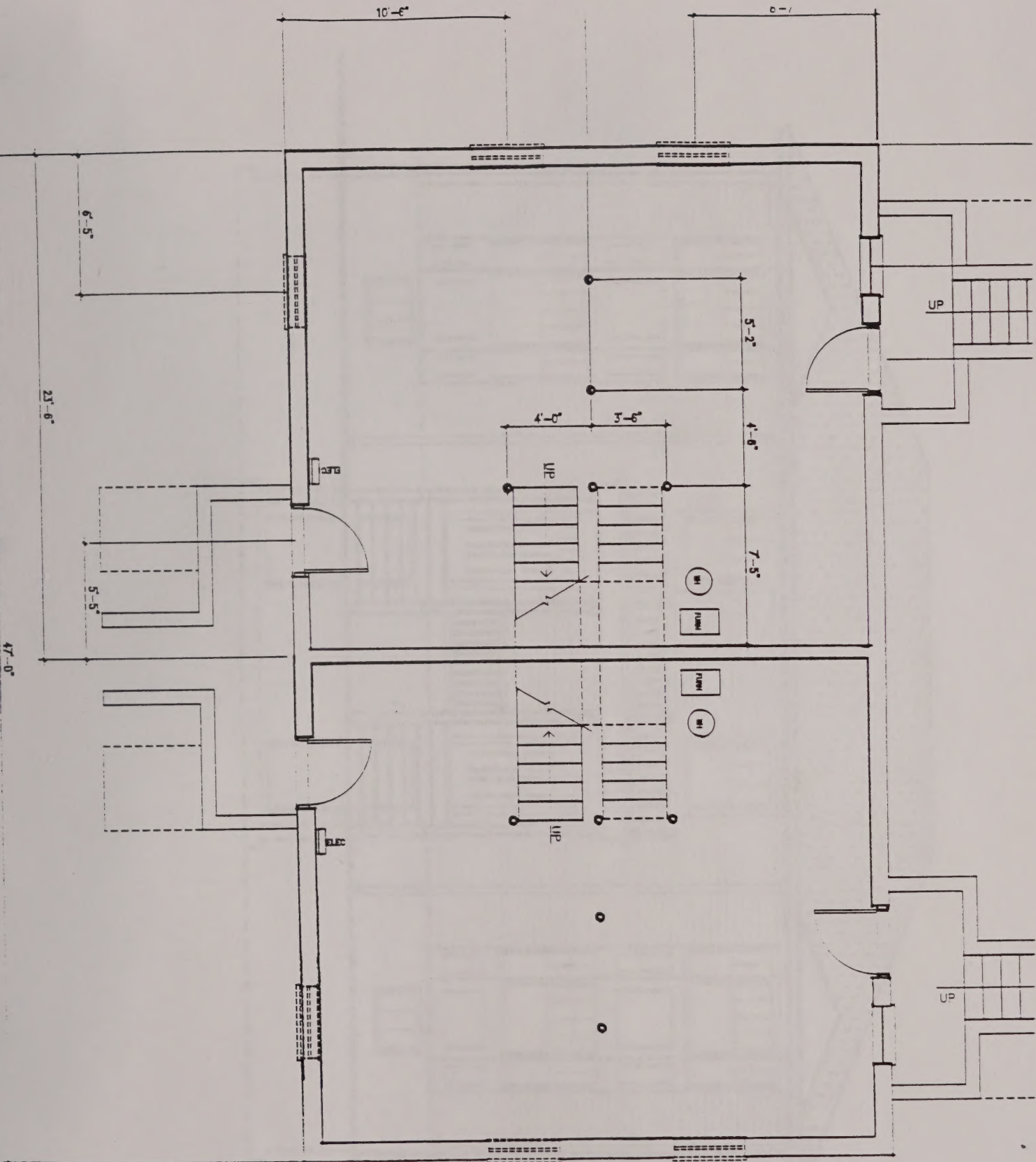
FIRST FLOOR PLAN

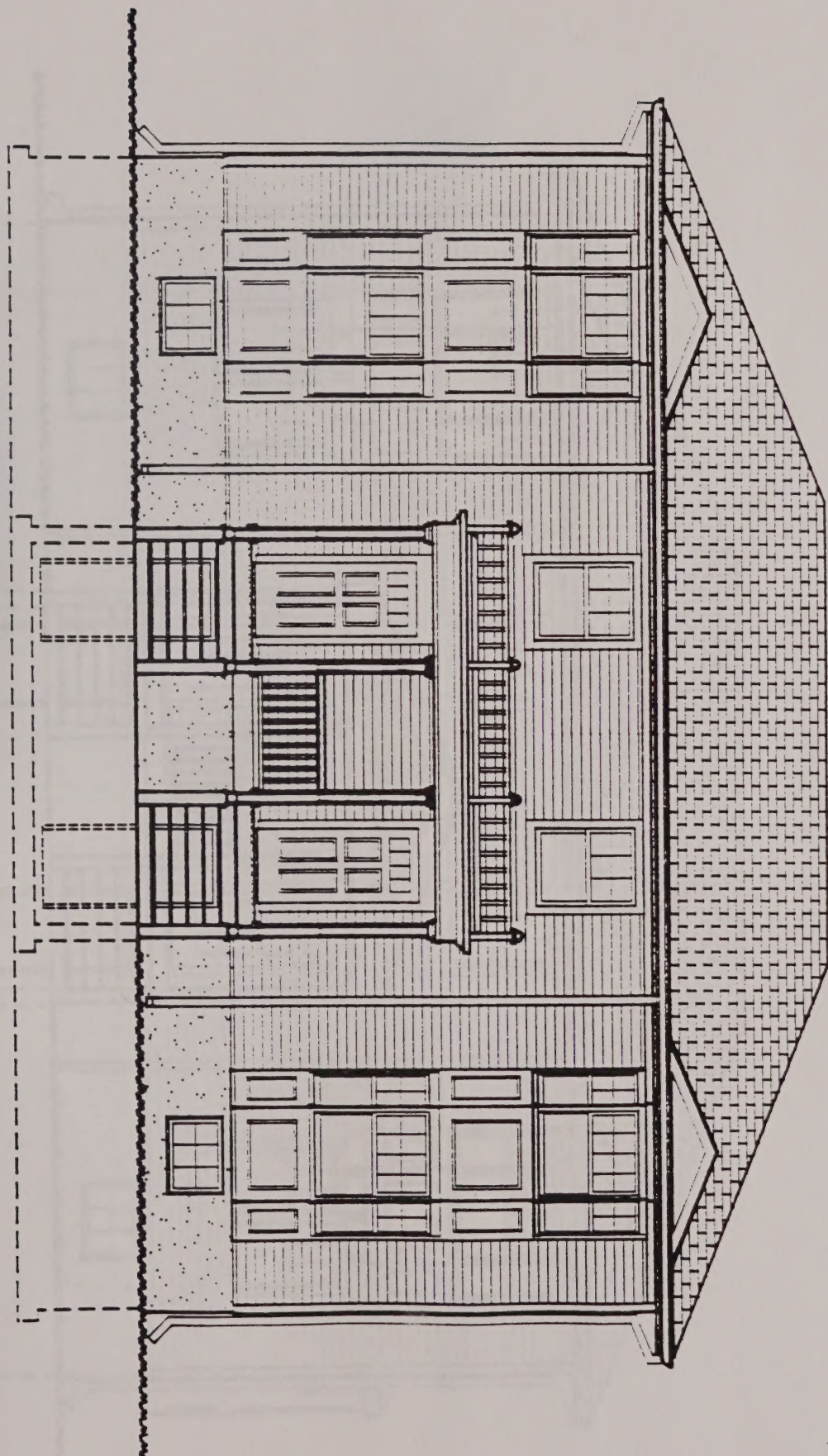


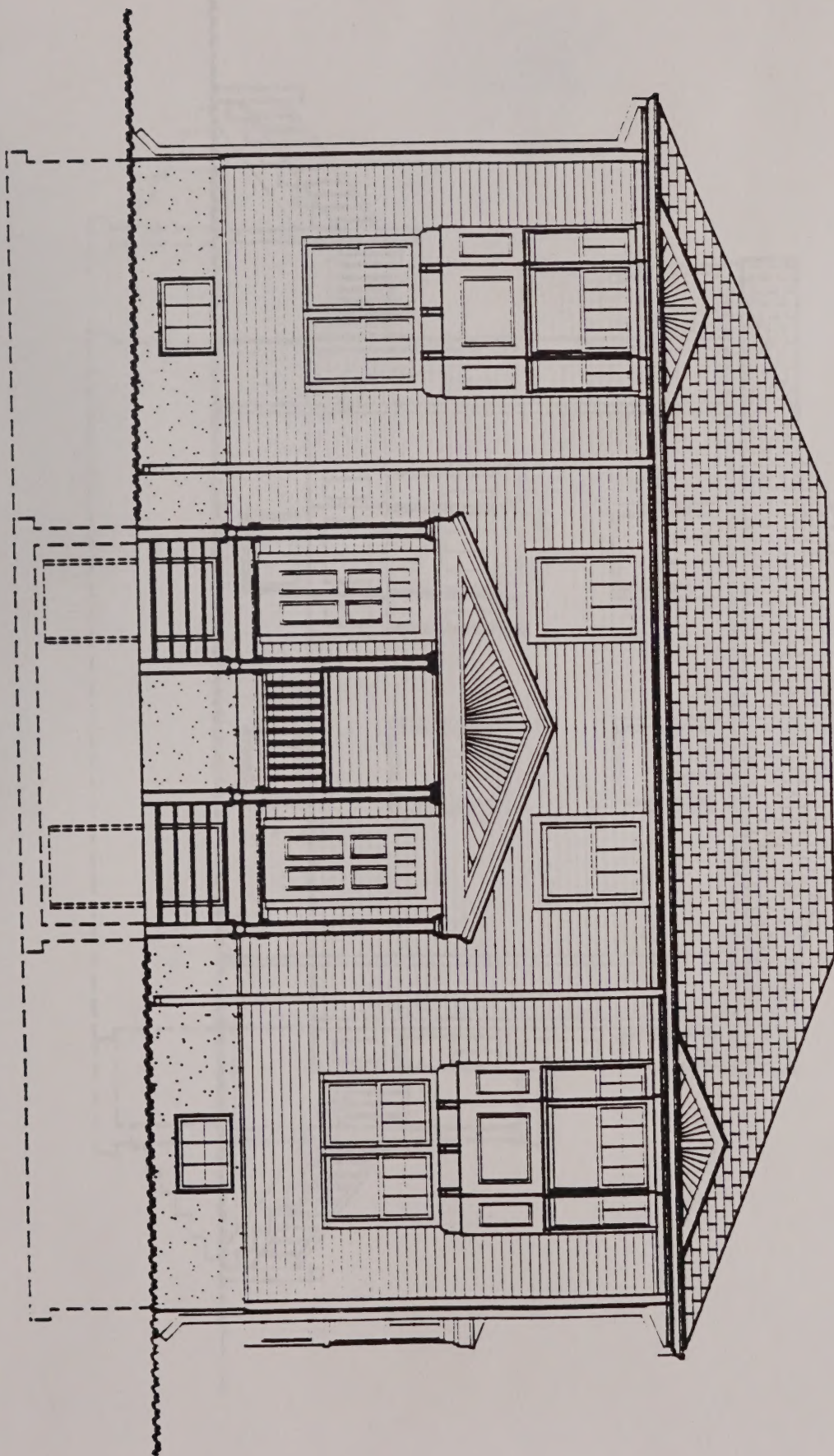
SECOND FLOOR PLAN

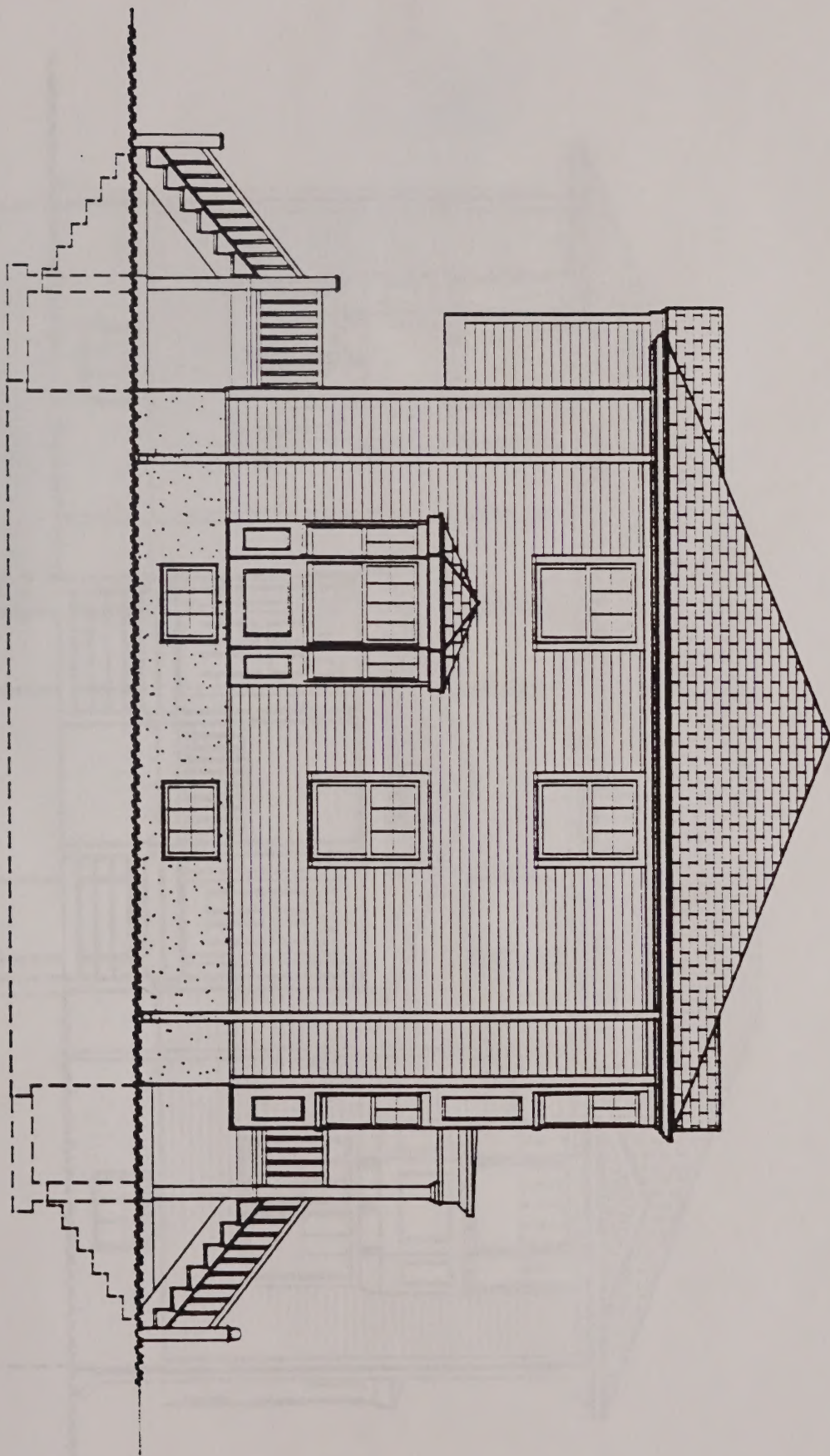


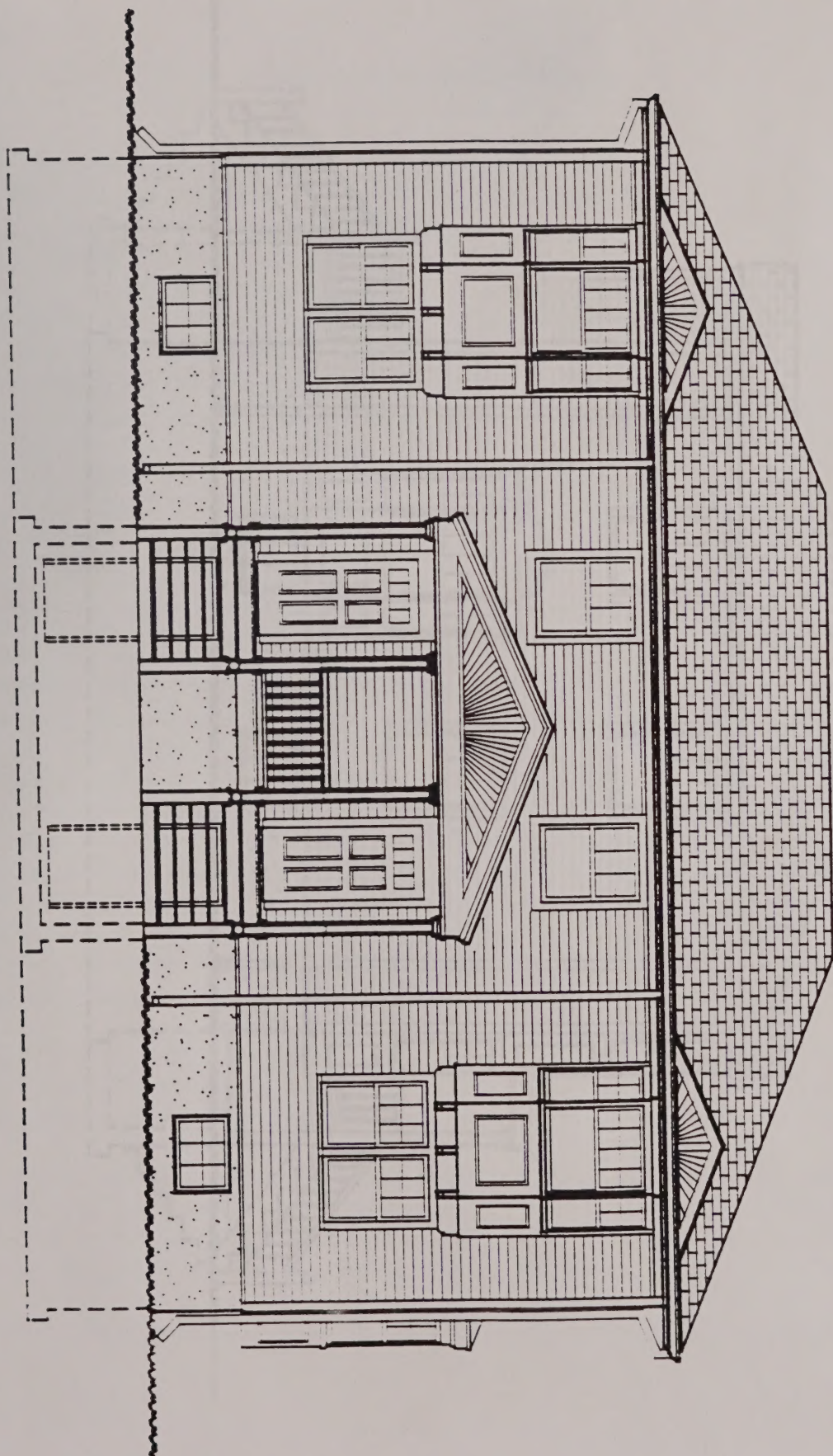
BASEMENT FLOOR PLAN

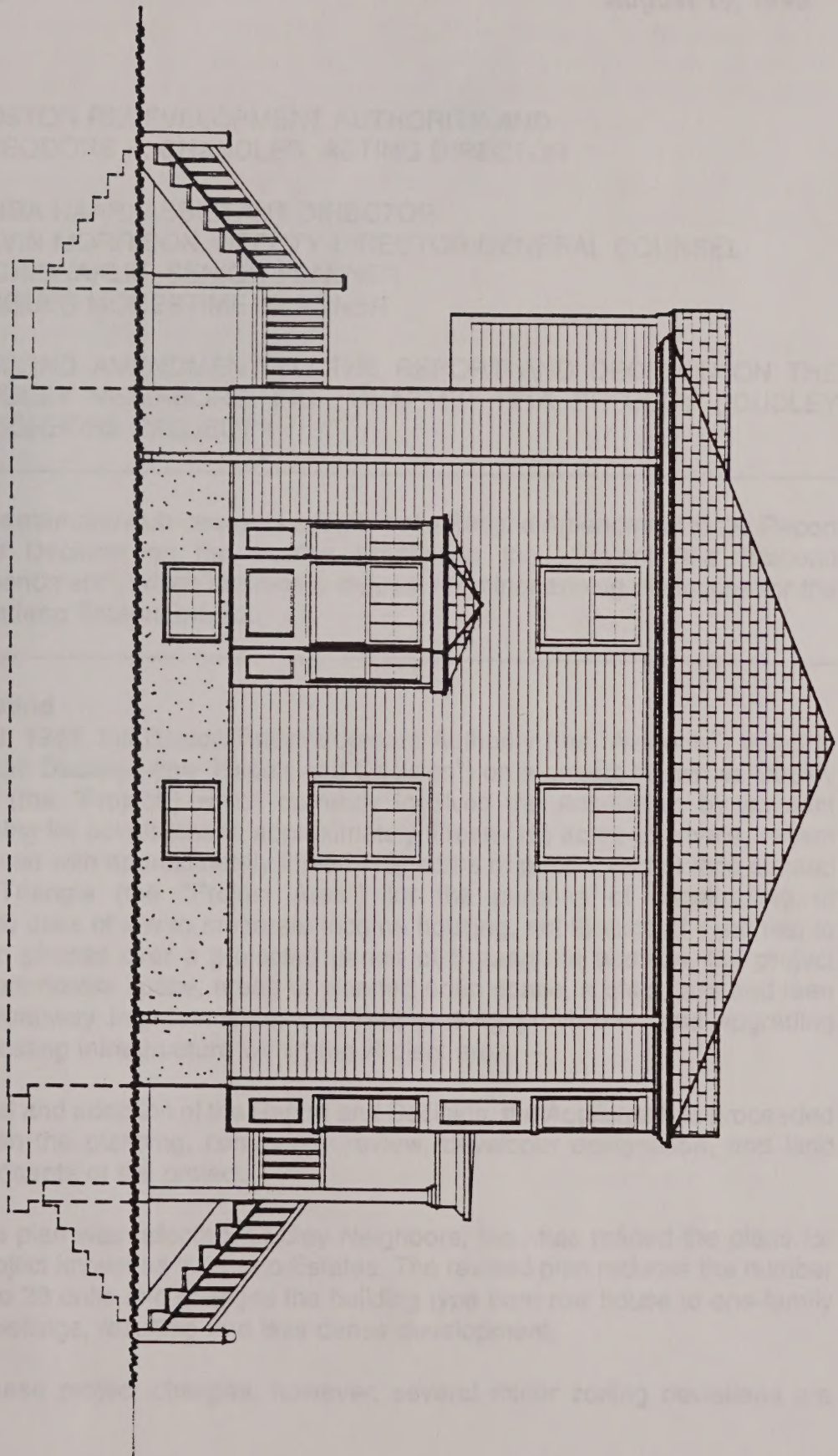












MEMORANDUM

August 19, 1992

TO: BOSTON REDEVELOPMENT AUTHORITY AND
THEODORE S. CHANDLER, ACTING DIRECTOR

FROM: LINDA HAAR, ASSISTANT DIRECTOR
KEVIN MORRISON, DEPUTY DIRECTOR/GENERAL COUNSEL
RICK SHAKLIK, SENIOR PLANNER
HUGUES MONESTIME, PLANNER

SUBJECT: SECOND AMENDMENT TO THE REPORT AND DECISION ON THE
DUDLEY NEIGHBORS, INC., CHAPTER 121A PROJECT ("DUDLEY
NEIGHBORS PROJECT")

SUMMARY: This memorandum requests adoption of a Second Amendment to the Report and Decision on the Dudley Neighbors, Inc., Project (the "Second Amendment") which involves a request for minor zoning deviations for the Winthrop Estates project.

Project Background

On November 10, 1988, the Boston Redevelopment Authority (the "Authority") voted to adopt a Report and Decision (the "Report and Decision") on a project known as Dudley Neighbors, Inc., (the "Project") which currently involves the acquisition by eminent domain, and leasing for development, approximately fifteen (15) acres of private, vacant land to be combined with approximately fifteen (15) acres of public, vacant land located in the Dudley Triangle (the "Project Area") for the purpose of constructing of approximately 300 units of low to moderate income housing, not to exceed 4 stories, to be constructed in phases over a projected period of 5 years. In addition, the project includes some commercial space, areas of planned open space, a child care and teen center, internal roadway improvements, off-street parking provisions, and upgrading portions of the existing infrastructure within the Project area.

Since the approval and adoption of the Report and Decision, the Applicant has proceeded systematically with the planning, community review, developer designation, and land acquisition components of the project.

Since the original plan was adopted, Dudley Neighbors, Inc., has refined the plans for Phase I of the project known as Winthrop Estates. The revised plan reduces the number of units from 48 to 38 units and changes the building type from row house to one-family semi-attached dwellings, resulting in a less dense development.

As a result of these project changes, however, several minor zoning deviations are

Building Type Winthrop Estates is located in a Row House subdistrict which allows row houses, one-family and two-family detached dwellings. One-family semi-attached dwellings as proposed, therefore, are not allowed. However, semi-attached dwellings in the proposed project area will be consistent with affordable housing goals and the low density character of the neighborhood.

Dimensional Regulations Three of the proposed dwellings are not consistent with the dimensional requirements of the Code and will result in a sideyard deficiency of less than a foot.

Second Amendment

The Second Amendment authorizes minor zoning deviations for Phase I Winthrop Estates development in the Project area.

The Office of the General Counsel has determined that the Project changes do not constitute a "fundamental change" in accordance with the Acts of 1960, chapter 652, Section 13A, as amended. Therefore, a public hearing was not required on the amendment application.

The requirements of Chapters 121A and 652 have been met and it is recommended that the Authority adopt the Second Amendment to the Report and Decision as presented herein.

An appropriate vote follows:

Voted: That the document presented at this meeting entitled "SECOND AMENDMENT TO THE REPORT AND DECISION ON THE DUDLEY NEIGHBORS, INC., FOR THE AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS (MGL) CHAPTER 121A, AS AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960, AS AMENDED, TO BE UNDERTAKEN AND CARRIED OUT BY THE CHARITABLE CORPORATION ORGANIZED PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 180, AND APPROVAL TO ACT AS AN URBAN REDEVELOPMENT CORPORATION UNDER SAID CHAPTER 121A, "be and hereby is approved and adopted in all respects"

Voted: That a fee waiver under Rule One, Section D of the Rules and Regulations in Chapter 121A First Amendment Application is hereby approved by virtue of Dudley Neighbors, Inc., being a not-for-profit corporation based in the community, whose sole intent is the production of affordable housing.

D N I

Dudley Neighbors Incorporated

513 Dudley Street
Roxbury, MA 02119
Phone: (617) 442-9670
Fax: (617) 427-8047

August 8, 1992

Mr. Theodore S. Chandler
Acting Director
Boston Redevelopment Authority
Ninth Floor, Boston City Hall
Boston, MA 02201

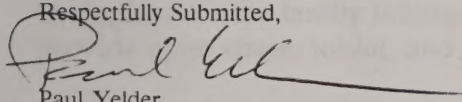
Re: **Dudley Neighbors Inc., Application to Amend Existing Authorization and Approval of a Project under Massachusetts General Laws, Chapter 121A**

Dear Mr. Chandler:

Enclosed for filing please find one (1) original and fourteen (14) copies of the application of Dudley Neighbors Inc., ("the Applicant") to the Boston Redevelopment Authority to amend its existing authorization and approval of the Dudley Triangle Project (the "Project") pursuant to Massachusetts General Laws, Chapter 121A, for minor zoning deviations for the proposed Winthrop Estates component of the Project. Each copy of the application has an attachment indicating the requested zoning deviations, a site plan and additional information showing the nature and extent of the project.

Pursuant to Section 1.D.2 of the Boston Redevelopment Authority's Rules and Regulations Governing Chapter 121A Projects in the City of Boston, the Applicant in requesting that the filing fee required under Section 1.D.1 be waived. The Applicant is a non-profit corporation whose sole income is derived from grants and foundations. While the Applicant has received funding commitments from both public and private sources to carry out the Project, such funds are not available to the Applicant at this time. Accordingly, the Applicant would experience undue hardship if required to pay a \$4,200 filing fee in connection with this application.

Respectfully Submitted,


Paul Yelder
Executive Director

Enclosures

**APPLICATION OF
DUDLEY NEIGHBORS INCORPORATED
TO THE
BOSTON REDEVELOPMENT AUTHORITY
TO AMEND EXISTING
AUTHORIZATION AND APPROVAL OF A PROJECT
UNDER CHAPTER 121A OF THE
GENERAL LAWS**

Dudley Neighbors, Incorporated (the "Applicant") hereby applies to the Boston Redevelopment Authority (the "Authority") to amend the Report and Decision adopted by vote of the Authority on April 11, 1991, and approved by the Mayor of the City of Boston on April 30, 1991, and as filed with the Clerk of the City of Boston on May 3, 1991 (the "Report and Decision").

The Applicant therefore requests the adoption of a Second Amendment to the Report and Decision on the Dudley Neighbors, Inc. project (the "Second Amendment") which involves a request for zoning deviation allowing One-Family Semi-Detached Dwellings in Row House Districts within the Dudley Triangle Area.

Since the approval and adoption of the Report and Decision, the Applicant has proceeded systematically with the planning, community review, developer designation, and land acquisition components of the project.

Since the original plan was adopted, Dudley Neighbors, Inc., has refined the plans for Phase I of the project known as Winthrop Estates. The revised plan reduces the number of units from 48 to 38 units and changes the building type from row house to one-family semi-attached dwellings, resulting in a less dense development.

The Project consists of four components: housing, community facilities, town commons, and local retail development as well as open space for off-street parking and private or community play areas for youth in the community.

Housing. The plan calls for 296 units of low to moderate income housing which will be located in single, and two-family buildings, all no more than 3 stories high. The housing program will provide open space, tot-lot, and off-street parking.

Community Facilities. Two community facilities are planned on two blocks: (I) 32,000 SF site on Dennis, Winthrop, Moreland Streets and Brook Avenue, and (II) 57,000 SF site on West Cottage, Victor Streets, Brook Avenue and Gouldville Terrace.

Town Commons. The plan calls for a public/private civic center on approximately 60,000 SF of land surrounding the intersections of Dudley, Hampden and Magazine Streets, Blue Hill Avenue and Mt. Pleasant Avenues. It is anticipated that there will be a 3-4 story recreation center with outdoor pedestrian and landscaped improvements.

Retail. The plan anticipates the creation of new and rehabilitated commercial space along Blue Hill Avenue and Dudley Street. Along Dudley Street, there will be 38 of the commercial/retail space at the street level. Also contemplates a mid-rise elderly housing complex located along Dudley Street.

APPROVED:

Including, without limiting the generality of the foregoing, the "BOSTON REDEVELOPMENT AUTHORITY SECOND AMENDMENT TO THE REPORT AND DECISION ON THE APPLICATION OF THE DUDLEY NEIGHBORS, INC. FOR THE AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS (MGL) CHAPTER 121A, AS AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960, AS AMENDED, TO BE UNDERTAKEN AND CARRIED OUT BY A CHARITABLE CORPORATION ORGANIZED PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 180, AND APPROVAL TO ACT AS AN URBAN REDEVELOPMENT CORPORATION UNDER SAID CHAPTER 121A," the August 19, 1992, vote of the Authority approving said Second Amendment, and the permissions contained in said Second Amendment to the Report and Decision for the Project to deviate from zoning regulations.

Mayor of the City of Boston

Date

Attest:

City Clerk

Secretary
Boston Redevelopment Authority

CERTIFICATE OF VOTE

The undersigned hereby certifies as follows:

(1) That he is the duly qualified Secretary of the Boston Redevelopment Authority, hereinafter called the Authority, and the keeper of the records, including the journal of proceedings of the Authority.

(2) That the following is a true and correct copy of a vote as finally adopted at a meeting of the Authority held on August 19, 1992 and duly recorded in this office:

Copies of a memorandum dated August 19, 1992 were distributed entitled "SECOND AMENDMENT TO THE REPORT AND DECISION ON THE DUDLEY NEIGHBORS, INC., CHAPTER 121A PROJECT ("DUDLEY NEIGHBORS PROJECT"), which included a proposed vote. Attached to said memorandum was a document entitled "BOSTON REDEVELOPMENT AUTHORITY SECOND AMENDMENT TO THE REPORT AND DECISION ON THE APPLICATION OF THE DUDLEY NEIGHBORS, INC., FOR THE AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS (MGL) CHAPTER 121A, AS AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960, AS AMENDED, TO BE UNDERTAKEN AND CARRIED OUT BY A CHARITABLE CORPORATION ORGANIZED PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 180, AND APPROVAL TO ACT AS AN URBAN REDEVELOPMENT CORPORATION UNDER SAID CHAPTER 121A"; an Application of Dudley Neighbors Incorporated; a project summary; and seven renderings and site plans.

Ms. Linda Mongelli Haar, Assistant Director for Neighborhood Planning and Zoning, addressed the Authority and answered the Members' questions.

On motion duly made and seconded, it was unanimously

VOTED: That the document presented at this meeting entitled "BOSTON REDEVELOPMENT AUTHORITY SECOND AMENDMENT TO THE REPORT AND DECISION ON THE APPLICATION OF THE DUDLEY NEIGHBORS, INC., FOR THE AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS (MGL) CHAPTER 121A, AS AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960, AS AMENDED, TO BE UNDERTAKEN AND CARRIED OUT BY A CHARITABLE CORPORATION ORGANIZED PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 180, AND APPROVAL TO ACT AS AN URBAN REDEVELOPMENT CORPORATION UNDER SAID CHAPTER 121A", be and hereby is approved and adopted in all respects; and

FURTHER

VOTED: That a fee waiver under Rule One, Section D of the Rules and Regulations in Chapter 121A First Amendment Application is hereby approved by virtue of Dudley Neighbors, Inc., being a not-for-profit corporation based in the community, whose sole intent is the production of affordable housing.

The aforementioned "Second Amendment to the Report and Decision..." is incorporated in the Minutes of this meeting and filed in the Document Book of the Authority as Document No. 5514.

(3) That said meeting was duly convened and held in all respects in accordance with law, and to the extent required by law, due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting and a legally sufficient number of members of the Authority voted in a proper manner and all other requirements and proceedings under law incident to the proper adoption or the passage of said vote have been duly fulfilled,

carried out and otherwise observed.

(4) That the document to which this certificate is attached is in substantially the form as that presented to said meeting.

(5) That if an impression of the seal has been affixed below, it constitutes the official seal of the Boston Redevelopment Authority, and this certificate is hereby executed under such official seal.

(6) That Paul L. Barrett is the Director of this Authority.

(7) That the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF, the undersigned hereunto has set his hand this Thirty-first day of August 1992.

BOSTON REDEVELOPMENT AUTHORITY

By: _____
Secretary

LS

BOSTON
REDEVELOPMENT
AUTHORITY

Raymond L. Flynn
Mayor

Clarence J. Jones
Chairman

One City Hall Square
Boston, MA 02201
TEL (617) 722-4300
FAX (617) 367-5916

August 31, 1992

Honorable Raymond L. Flynn
Mayor of Boston
City Hall
Boston, Massachusetts

SUBJECT: SECOND AMENDMENT TO THE REPORT AND
DECISION ON THE DUDLEY NEIGHBORS, INC.
CHAPTER 121A PROJECT

Dear Mayor Flynn:

At the regular meeting of August 19, 1992, the Authority approved and adopted the document entitled: "BOSTON REDEVELOPMENT AUTHORITY SECOND AMENDMENT TO THE REPORT AND DECISION ON THE APPLICATION OF THE DUDLEY NEIGHBORS, INC. FOR THE AUTHORIZATION AND APPROVAL OF A PROJECT UNDER MASSACHUSETTS GENERAL LAWS (MGL) CHAPTER 121A, AS AMENDED, AND CHAPTER 652 OF THE ACTS OF 1960, AS AMENDED, TO BE UNDERTAKEN AND CARRIED OUT AS A CHARITABLE CORPORATION ORGANIZED PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 180, AND APPROVAL TO ACT AS AN URBAN REDEVELOPMENT CORPORATION UNDER SAID CHAPTER 121A". The adoption of this document constitutes approval by the Authority.

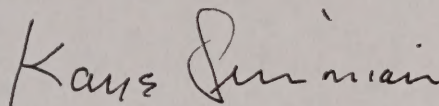
Enclosed herewith for your review are four copies of the "SECOND AMENDMENT TO THE REPORT AND DECISION ON THE APPLICATION OF DUDLEY NEIGHBORS, INC.....", together with the Application therefor. Attached to each copy of the Amendment is a Certificate of Vote executed by the undersigned as Secretary.

Section 12 of Chapter 652 of the Acts of 1960 provides as follows: "....provided, however, that no vote of the Authority approving a project or any change therein, or making or amending any rule, regulation or standard therefor, shall be in force until approved by the Mayor of said City." Your approval pursuant to Section 12 is respectfully requested.

The Approval Form which is attached to each set of the aforementioned documents is in the form previously approved by the City of Boston Law Department.

If the vote of the Authority approving the Second Amendment to the Report and Decision meets with your approval, please sign all four copies of the Approval Certificate, one copy of which I am required as Secretary to file with the City Clerk pursuant to Chapter 652 of the Acts of 1960.

Very truly yours,

A handwritten signature in cursive script, reading "Kane Simonian".

Kane Simonian
Secretary

KS:TG
Attachments

